



**Westlands, Heytesbury Warminster BA12 0EY**



**welcome to**

## **Westlands, Heytesbury Warminster**

Welcome to this delightful two-bedroom semi-detached property on Westlands, nestled in the picturesque village of Heytesbury. Enjoy a well-maintained front and rear garden, ideal for outdoor activities, with the bonus of an outbuilding for extra storage/workshop space. On-street parking available.



## Ground Floor

### Entrance Hall

Entrance hall to the front of the property with stairs to the first floor.  
Front door. Understair storage area. Electric heater.

### Living Room

12' 3" max x 9' 11" max ( 3.73m max x 3.02m max )  
Gorgeous living room to the front with chimney breast (currently out of use).  
Double glazed window to the front. TV point. Wall panelling.

### Kitchen/ Diner

15' 10" max x 9' 6" max ( 4.83m max x 2.90m max )  
Spacious kitchen/diner with access to the rear garden.  
Double glazed window to the rear and side. Double glazed door to the rear. Wall and base units. Sink and drainer. Space for fridge/freezer and dryer. Integrated dishwasher. Plumbing for washing machine. Integrated oven with four ring hob. Larder. Tiled flooring.

## First Floor

### Landing

Landing attached to all first floor areas.  
Double glazed window to the side. Loft hatch. Airing cupboard.

### Bedroom One

15' 9" max x 9' 5" max ( 4.80m max x 2.87m max )  
Beautifully large double bedroom to the front.  
Double glazed window to the front. Electric heater.

### Bathroom

Family bathroom to the rear.  
Double glazed frosted window to the rear. WC. Wash hand basin. Bath tub with central taps and shower over. Tiled walls.

### Bedroom Two

10' 1" max x 9' 5" max ( 3.07m max x 2.87m max )  
Tastefully designed second double bedroom to the rear.  
Double glazed window to the rear. Built in wardrobe.

## Outside

### Gardens

Front Garden - Slate gravel lawn with pathway to the front door.

Rear Garden - Stunning enclosed rear garden with rear access, astro lawn, Patio dining areas either end, and hedging.

### Parking

Street parking available.



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## Westlands, Heytesbury Warminster

- Two Bedroom Semi-Detached House.
- Double Bedrooms.
- Spacious Kitchen/Diner.
- Front & Rear Gardens.
- Village Location.

Tenure: Freehold EPC Rating: F

**£235,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WST107553 - 0002

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